

NOVEMBER 2004

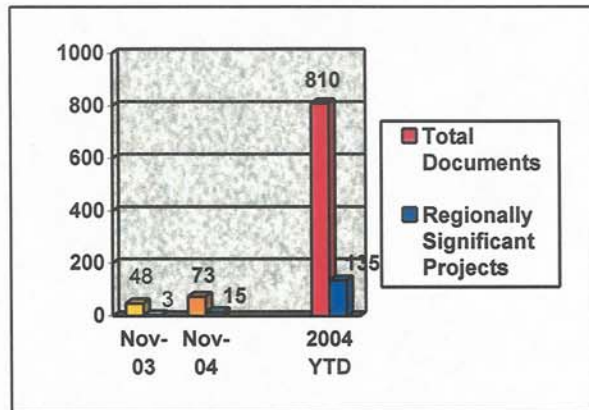
A MONTHLY SUMMARY
ON IGR SUBMITTALS
AND DEVELOPMENT
ACTIVITY IN THE
SCAG REGION

FOR THE MONTH OF
NOVEMBER, SCAG'S
IGR SECTION
RECEIVED, LOGGED
AND REVIEWED OVER
70 DOCUMENTS FOR A
VARIETY OF PROJECTS,
PROGRAMS AND PLANS
WITHIN THE SIX
COUNTY SCAG
REGION.

ON AVERAGE, SCAG'S
IGR SECTION
RECEIVES OVER 650
DOCUMENTS EACH
YEAR.

IGR BULLETIN - 2004**NOVEMBER 2004: DEVELOPMENT ACTIVITY SUMMARY**

For the month of November 2004, SCAG's Intergovernmental Review (IGR) Section received, logged and reviewed 73 documents for a variety of projects, programs and plans within the six county SCAG region. This is an increase in the number of documents received for the same month last year. In addition, there is a small decrease in the number of regionally significant projects.



On average, SCAG's IGR Section receives over 650 documents each year. The graph on the left illustrates the number of total documents received and the number of regionally significant projects. The following is a summary of development activity for the month of November 2004.

- More than half of the documentation received for this month was from Los Angeles and Riverside Counties. The documentation was for projects related to public facilities and residential projects.

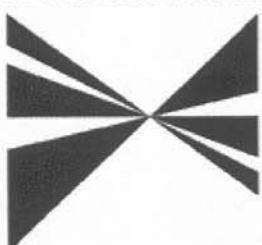
Of the total documentation received, information also included thirteen development projects related to commercial, industrial, mixed-use, and residential activity. For the month of November, four projects of regional significance were received. The table below shows each development type with its potential square footage and number of dwelling units. A map on page 4 shows the general location of each development type.

DEVELOPMENT TYPES	REG. SIGNIFICANT PROJECTS	NON. SIGNIFICANT PROJECTS	TOTAL SF / DU
COMMERCIAL	1,100,000 SF	586,770 SF	1,686,770 SF
INDUSTRIAL	0 SF	75,282 SF	75,282 SF
MIXED-USE	55,000 SF 500 DU	5,550 SF 17 DU	60,550 SF 517 DU
OFFICE	0 SF	0 SF	0 SF
RESIDENTIAL	3,753 DU	171 DU	3,924 DU

- COMMERCIAL:** Staff received documentation on four commercial projects. These projects represent a development potential of 1,686,770 square feet of commercial floor area. One commercial project of regional significance was received. **The Indio Specific Plan** considers the development of a regional retail shopping center. The Project would consist of 1.1 million square feet of retail commercial space. The 98-acre site is located north of the I-10 Freeway, east of Jackson Street and south of 42nd Avenue in the City of Indio. The majority of the new commercial floor area will be developed in Riverside County.
- INDUSTRIAL:** Staff received documentation on one industrial project. This project represents a development potential of 75,282 square feet of industrial floor area. No industrial projects of regional significance were received. The new industrial development floor area will be developed in Ventura County.

(Continued on page 5)

SOUTHERN CALIFORNIA

ASSOCIATION of
GOVERNMENTS

NOVEMBER 2004**NOVEMBER 2004: IGR ACTIVITY****NOVEMBER 2004**

TOTAL NUMBER OF ITEMS/PROJECTS RECEIVED	73
PROJECTS OF REGIONAL SIGNIFICANCE	15

YEAR TO DATE – 2004

TOTAL NUMBER OF ITEMS/PROJECTS RECEIVED	810
PROJECTS OF REGIONAL SIGNIFICANCE	135

SEE PAGES 3 AND 4
FOR A SUMMARY OF
PROJECTS AND MAP OF
PROJECT LOCATIONS.

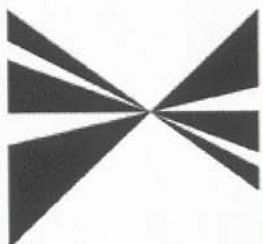
CRITERIA FOR
PROJECTS OF
REGIONAL
SIGNIFICANCE ARE
OUTLINED IN THE
CEQA GUIDELINES,
SECTION 15206, AND
SCAG MANDATES
THAT DIRECTLY RELATE
TO POLICIES AND
STRATEGIES
CONTAINED IN THE
RCPG AND RTP.

<u>DOCUMENT TYPE</u>	<u>ALL DOCUMENTS</u>	<u>REG. SIG. DOCUMENTS</u>
NOP	19	7
DRAFT EIR/EIS	26	8
IS / EA	2	0
ND / MND	15	0
PERMIT	9	0
GRANTS	2	0
TOTALS	73	15

<u>DEVELOPMENT TYPE</u>	<u>ALL PROJECTS</u>	<u>REG. SIG. PROJECTS</u>
COMMERCIAL	10	1
GENERAL PLAN	5	4
INDUSTRIAL	3	0
MIXED-USE	3	1
OFFICE	2	1
PUBLIC FACILITIES	27	4
RESIDENTIAL	17	2
TRANSPORTATION	6	1
TOTALS	73	15

<u>PROJECTS BY COUNTY</u>	<u>ALL PROJECTS</u>	<u>REG. SIG. PROJECTS</u>
IMPERIAL	3	0
LOS ANGELES	30	4
ORANGE	2	1
RIVERSIDE	18	7
SAN BERNARDINO	8	1
VENTURA	8	1
OTHER / OUTSIDE SCAG	4	1
TOTALS	73	15

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INTERGOVERNMENTAL REVIEW SECTION



SOUTHERN CALIFORNIA
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PROJECT DEVELOPMENT SUMMARY

NOVEMBER 2004

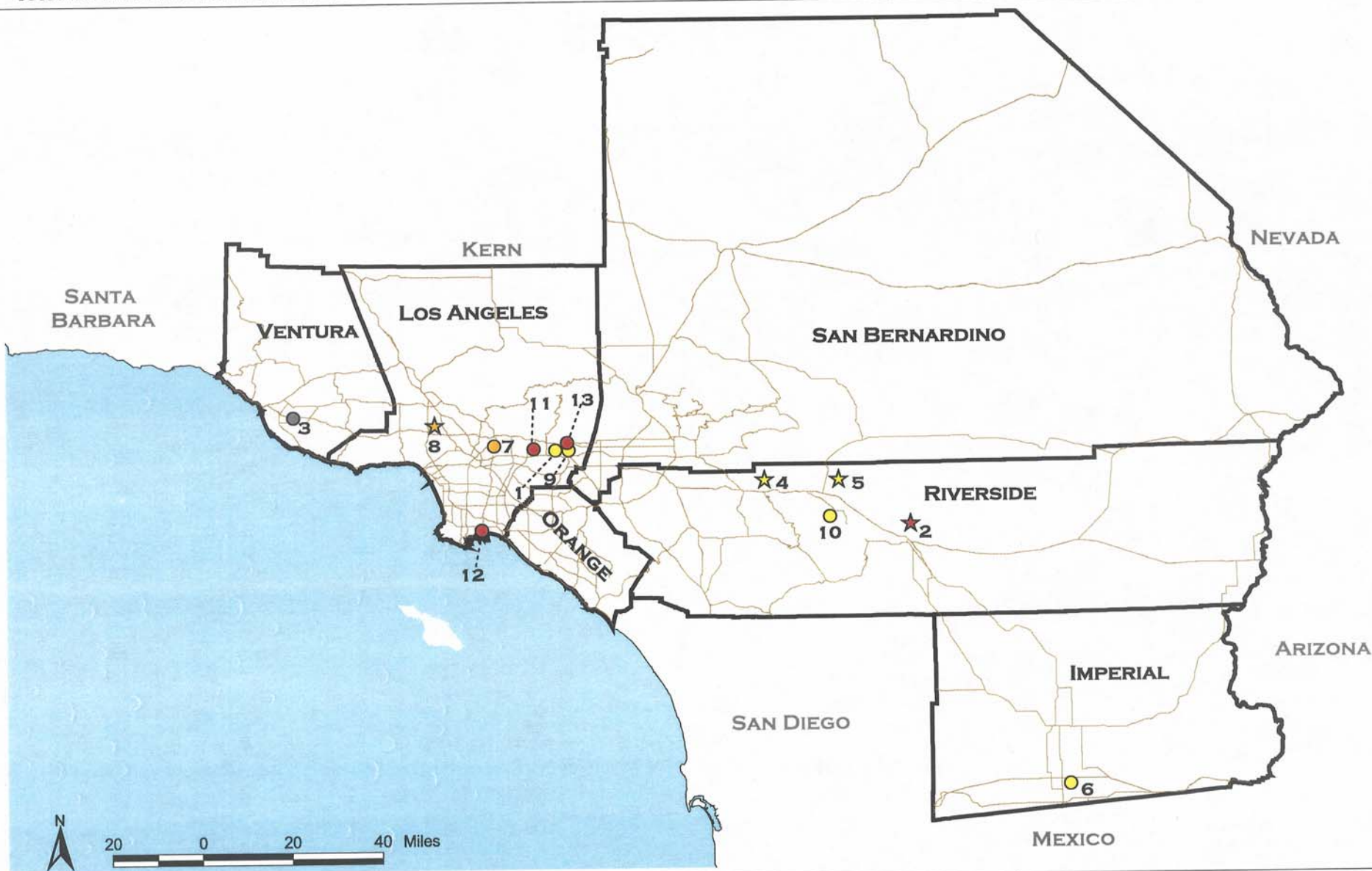
November										
Sub Region	Cnty	City	Project Name	Acres	Dev. Type	No. of Units	Non Res. Sq. Ft.	SCAG Number	Reg. Sig.*	Comments
SGVCOG	LA	Covina	1. Residential Development		RES	4	-	40738	N	Residential Condo Development
CVAG	RIV	Indio	2. <i>Indio Place Specific Plan</i>	98	COM	-	1,100,00	40742	Y	<i>Commercial Shopping Center</i>
VCCOG	VEN	Oxnard	3. Industrial Development		IND	-	75,282	40746	N	Industrial Development - Tilt Up Bldg.
WRCOG	RIV	Banning	4. <i>Black Bench Specific Plan</i>	1,480	RES	1,500	-	40748	Y	<i>Residential development.</i>
CVAG	RIV	Riverside Co.	5. <i>Desert Dunes Specific Plan</i>		RES	2,253	-	40751	Y	<i>Residential development.</i>
IVAG	IMP	El Centro	6. Desert Village United	55.6	RES	95	-	40757	N	SF Residential development.
AVAG	LA	S. Pasadena	7. Arroy Oaks Senior Housing		MXU	17	5,551	40770	N	MXU Senior Facility.
LA City	LA	Los Angeles	8. <i>Il Villaggio Toscano Project</i>	5.1	MXU	500	55,000	40777	Y	<i>Residential, commercial mix.</i>
SGVCOG	LA	Covina	9. Residential Development		RES	26	-	40780	N	Residential development.
CVAG	RIV	Palm Springs	10. The Boulders Project	31.34	RES	46	-	40779	N	Residential development.
SGVCOG	LA	Irwindale	11. Commercial Development		COM	-	11,77	40786	N	Commercial Development.
GWCCOG	LA	Long Beach	12. Sierra Hotels and Suites		COM	-	-	40789	N	140 Room Hotel.
SGVCOG	LA	Glendora	13. Diamond Ridge Specific Plan		COM	-	400,000	40808	N	Commercial Development.

See Page 4 for Project/Development Locations

Bold: Signifies Projects of Regional Significance

* Per CEQA Guidelines Section 15206

Docs #: 105728



PROJECT DEVELOPMENT LOCATIONS - NOVEMBER 2004

- | | |
|---|---|
| ● COMMERCIAL | ● OFFICE |
| ● INDUSTRIAL | ● RESIDENTIAL |
| ● MIXED-USE | ★ REGIONALLY SIGNIFICANT (COLOR DENOTES DEVELOPMENT TYPE) |

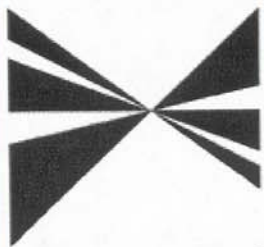


**SOUTHERN CALIFORNIA
ASSOCIATION of GOVERNMENTS**

NOVEMBER 2004

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SOUTHERN CALIFORNIA

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DEVELOPMENT ACTIVITY SUMMARY, CONT.

- **MIXED-USE:** Staff received documentation on two mixed-use projects. These projects represent a development potential of 60,550 square feet of commercial floor area along with approximately 517 residential units. Seventeen of these residential units are designated for senior citizens. One mixed-use project of regional significance were received. The **Il Villaggio Toscano Project** considers a series of entitlements for the development of 500 residential units and approximately 55,000 square feet of neighborhood commercial services. The project site is comprised of approximately 5.1 acres located on the west side of Sepulveda Boulevard between Camarillo Street and the Ventura Freeway (US-101), in the City of Los Angeles community of Sherman Oaks. The majority of the new mixed-used development floor area and residential units will be developed in Los Angeles County,
- **RESIDENTIAL:** Staff received documentation on six residential projects. These projects represent a development potential of approximately 3,924 residential units. Two residential projects of regional significance were received. The **Black Bench Specific Plan** considers the development of 1,500 single-family residences on approximately 1,480 acres. The Project will also include project infrastructure, a school site, public park and open space. The proposed Project is located at the southern base of the San Bernardino Mountains, north of Interstate-10 Freeway, west of Bluff Street, in the City of Banning. The **Desert Dunes Specific Plan** considers the development of 2,253 age restricted residential units and recreation center. The proposed Project area encompasses a total of 486 acres of undeveloped land located near the City of Desert Hot Springs. The majority of the new residential units will be developed in Riverside County.

IGR WEB PAGE

The IGR Section now has a web page. The IGR web page includes staff prepared publications describing items and projects received by the IGR Section, and other web sites that may be useful to persons seeking information about how to comply with CEQA and the CEQA Guidelines. For more information, please visit SCAG's IGR web page at www.scag.ca.gov/igr.

INTERGOVERNMENTAL REVIEW

SCAG's Intergovernmental Review (IGR) Section is part of the Environmental Division, within Department of Planning and Policy. The IGR Section is responsible for performing consistency review of regionally significant local plans, projects and programs with regional plans as outlined in SCAG's *Intergovernmental Review Procedures Handbook*. Projects are reviewed for consistency with the Regional Comprehensive Plan and Guide (RCPG) and the Regional Transportation Plan (RTP). A determination is made of the appropriate RCPG and RTP core and ancillary policies that apply to the specific project being reviewed. Project documents are reviewed and an assessment is made on whether the project is consistent with or supports those specific policies.